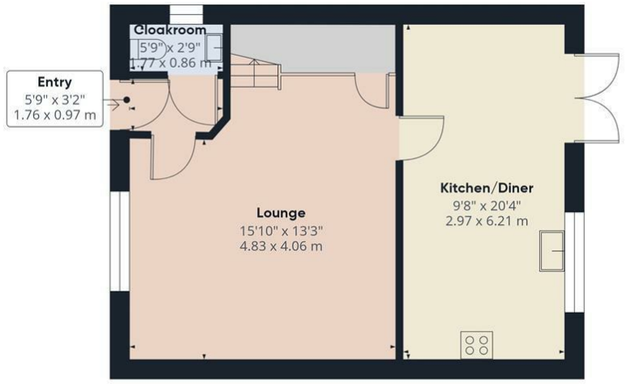
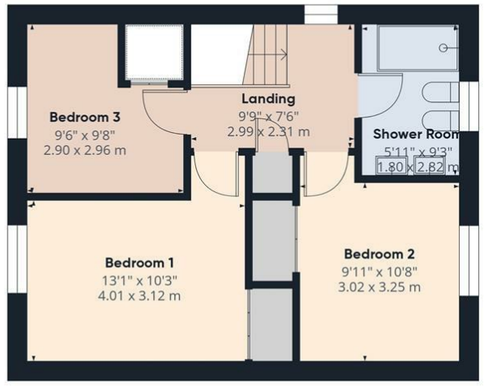


Floor 1



Floor 2

Approximate total area(1)

993 ft²

92.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, electric and sewerage connected. Oil central heating. Privately owned solar panels. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'C'-£1984

WHAT3WORDS///invoices.sprain.label

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AJS/SC/0526/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

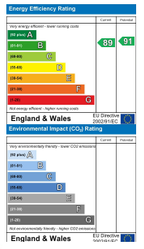
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

Hafod, 7 Eva Terrace, Ferryside, SA17 5TD

- Semi-detached, Property
- Three Bedrooms
- Downstairs Cloakroom & Upstairs Shower-room
- Chain-free
- Oil C/H System & Privately Owned Solar Panels
- Two Allocated Parking Spaces
- Close Proximity To Village Amenities & Estuary Walks
- Popular Friendly Coastal Village Location
- EPC RATING B. COUNCIL TAX BAND C.



£249,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile

Nestled in the charming village of Ferryside, Hafod is situated on Eva Terrace where old meets new in a colourful row of modern properties in the most friendliest of villages. Chain-free and ready to view this property offers Oil central heating and privately owned solar panels. A bonus for Hafod is the short walk to the local amenities and the picturesque Ferryside Beach. Call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND C.

The accommodation comprises: an entrance hallway, cloakroom, lounge, kitchen/diner, landing, three bedrooms and shower-room. Low maintenance garden areas to the front and rear laid with chippings.
Two allocated parking spaces in a communal car-park.

Ferryside is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County town of Carmarthen, this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events and its beautiful beaches, there is always something to do in this delightful village. Ferryside boasts a village shop, pubs and hotels and has a lifeboat and yacht club. Ferryside has excellent bus links as well as a train station with trains running regularly between Fishguard Harbour and London Paddington.

..AGENTS VIEWING NOTES

KEY INFORMATION* Mains water, electric and sewerage connected. Oil ventral heating. Council tax band C (£1984 p/a). Solar panels on the roof are owned, awaiting information from vendor. There are covenants on the title; we have a copy on file where it states that these are filed on the original title. Main railway line is behind the rear boundary. For this location, according to Ofcom, the following information is available: Broadband availability —up to Ultrafast (1800 Mbps); Mobile availability— O2 and Three are good, variable mobile phone coverage for Vodaphone and EE. Based on the information currently available to the Coal Authority, a mining report is recommended For this location, according to Natural Resources Wales flood risk area within 10 meters of : 7, EVA TERRACE, FERRYSIDE, SA17 5TD, It shows the following : High risk Flooding from the sea - Risk greater than 3.3% chance each year. High risk Flooding from surface water and small watercourses - Risk greater than 3.3% chance each year. This area Does not benefit from flood defences. (Please note : We provide the flood risk information for the area around the property address. We cannot give
the flood risk for individual buildings because this depends on building features, such as internal floor levels, and other local factors like drainage conditions. The risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail. View our Flood Risk Map to understand the flood risk across the area.
What3words/////invoices.sprain.label

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/DINER

LANDING

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.